

086.A

Map

0001

Block

0002.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 456,100 /

USE VALUE: 456,100 /

ASSESSed: 456,100 /

Total Card /

Total Parcel

456,100

456,100

456,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Owner 1:	SNOW SUSAN N/ TRUSTEE
Owner 2:	SUSAN N SNOW TRUST
Owner 3:	
Street 1:	79 CRESCENT HILL AVE #2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	SNOW SUSAN N -
Owner 2:	-
Street 1:	79 CRESCENT HILL AVE #2
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Clapboard Exterior and 1782 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7010																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	456,100			456,100
Total Card	0.000	456,100			456,100
Total Parcel	0.000	456,100			456,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	255.95	/Parcel:	255.95

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	456,100	0	.		456,100		Year end	12/23/2021
2021	102	FV	442,600	0	.		442,600		Year End Roll	12/10/2020
2020	102	FV	435,900	0	.		435,900	435,900	Year End Roll	12/18/2019
2019	102	FV	389,000	0	.		389,000	389,000	Year End Roll	1/3/2019
2018	102	FV	343,800	0	.		343,800	343,800	Year End Roll	12/20/2017
2017	102	FV	313,200	0	.		313,200	313,200	Year End Roll	1/3/2017
2016	102	FV	313,200	0	.		313,200	313,200	Year End	1/4/2016
2015	102	FV	289,300	0	.		289,300	289,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SNOW SUSAN N,	74573-192	2	4/29/2020	Convenience	99	No	No		
MOORE LAURA	39758-578		7/1/2003	Family	99	No	No		
SNOW SUSAN N	32372-159		2/15/2001	Family	120,000	No	No		
HUDLICKA EVA	27581-292		8/17/1997		176,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2018	1834	Alterati	11,000	C				replace stairway

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

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Spl Credit

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102	Condo		0		Sq. Ft.																						

Type:	99 - Condo Conv	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:	1 - Wood Shingl	25%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:	S20 - Size 20	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 1.

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1910	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	55.000000000
Name:	52 - 7010

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:	6			BR:	3		Baths:	1		HB

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Corn Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.23922563
Const Adj.:	0.79984003
Adj \$ / SQ:	302.311
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560268
Depreciation:	104210
Depreciated Total:	456058

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	0
Totals			
1	6	3	

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.A-0001-0002.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,782	302.310	538,717
Net Sketched Area:		1,782	Total:	538,717
Size Ad	1782 Gross Area		1782 FinArea	1782

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
17						
17						
82						

IMAGE

AssessPro Patriot Properties, Inc

